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# 1399**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, that I, Therese A. Doyon, formerly Therese A. Dusty, of Waterville, County of Kennebec, State of Maine, for consideration paid

041807

NO TRANSFER  
TAX PAID

**grant to** Therese A. Doyon and Vincent G. Doyon, as joint tenants, their heirs and assigns,

**With Warranty Covenants**, certain lot or parcel of land together with all the buildings thereon, situated in Waterville, bounded and described as follows:

Beginning at a stone monument in the westerly line of Cool Street; thence running westerly on the southerly line of land of heirs of Isaac A. Willey, the distance of one hundred (100) feet; thence running in a southerly direction the distance of fifty-six (56) feet to a stake set in the ground; thence running in an easterly direction to the westerly line of Cool Street; thence northerly on the westerly line of said Cool Street the distance of fifty-seven (57) feet to the point of beginning.

Being Lot Number 1 according to sketch of house lots drawn by a certain Morse. Excepting and reserving a right of way ten (10) feet in width over the southerly side of said lot hereby conveyed; to be used in common with others in passing to and from the two lots numbered (7 and 8) in the rear of the lot hereby conveyed. This Deed is given subject to whatever right the City of Waterville has to maintain, take up and repair a sewer which now runs across the lot hereby conveyed, and the right to connect with said sewer from the two lots in the rear, said connection to be made in the right of way.

Being the same premises conveyed to Ware-Butler, Inc., by Mortgage Deed of Edward L. Bowden, dated June 15, 1929, foreclosure of which was made on the 12th day of April 1935, by consent of Edward L. Bowden and Eva L. Bowden, his wife.

Also another lot or parcel of land beginning at an iron pin at the southeast corner of lot and right of way formerly of Bowden, now or formerly of Ware-Butler, Inc., on the west side of Cool Street in said Waterville; thence southerly four (4) feet six (6) inches to the south bound; thence westerly ninety-eight (98) feet two (2) inches to a point in back of line of Brochu lot and east line of land now or formerly of Joseph Tremblay; thence northerly along said Tremblay's east line four (4) feet to an iron pin at the southwest corner of right of way and at southwest corner of Ware-Butler, Inc., property; thence easterly ninety-eight (98) feet four (4) inches to point of beginning, meaning and intending to convey a strip of land approximately four (4) feet wide along northerly side of Brochu lot.

Being the same premises conveyed to Ware-Butler, Inc., by Warranty Deed of Joseph Brochu and Annie Brochu dated September 4, 1937, and recorded in the Kennebec County Registry of Deeds in Book 734, Page 387.

Also another certain lot or parcel of land constituting a right of way on foot and with teams in common with others from Lots #7 and #8 on Plan of Lots drawn by Green & Wilson to Cool Street in said Waterville, over a strip of land ten (10) feet wide extending from the westerly line of Cool Street to a point one hundred fifteen (115) feet westerly of the said westerly line of Cool Street. This strip of land lying next northerly of the southerly line of Lots #1 and #8, designed on Plan of House Lots drawn by Green & Wilson and referred to above.

The above described premises are subject to any easements conveyed to the Waterville Sewerage District.

Wayne R. Theriault, Esquire  
Attorney at Law  
One Financial Place  
222 Kennedy Memorial Dr.  
Waterville, ME 04991

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Being the same premises as conveyed by Warranty Deed of Gerard Giguere to Therese A. Dusty dated June 4, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2809, Page 83.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand this 10<sup>th</sup> day of the month of November, A.D. 1993.

Signed and Delivered in  
the presence of

Wayne A. Theriault

Therese A. Doyon  
Therese A. Doyon

State of Maine  
County of Kennebec

ss.

11/10, 1993

Then personally appeared the above named Therese A. Doyon and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Nancy S. Tebbetts  
Notary Public

Nancy S. Tebbetts  
My Commission Expires  
May 18, 1999

RECEIVED KENNEBEC SS.  
93 NOV 15 AM 9:00

ATTEST: Therese A. Doyon  
REGISTER OF DEEDS

